

BEFORE THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION
OF THE STATE OF CALIFORNIA

In the Matter of:)	DCLA LICENSE NO.: 11415-99
)	
THE COMMISSIONER OF FINANCIAL PROTECTION AND INNOVATION,)	ACCUSATION
)	
Complainant,)	
)	
v.)	
)	
RENT DEBT COLLECTORS LLC,)	
Respondent.)	
)	
)	

The Complainant, the Commissioner of Financial Protection and Innovation (Commissioner) of the Department of Financial Protection and Innovation (Department) is informed and believes, and based upon such information and belief, alleges and charges RENT DEBT COLLECTORS LLC (Respondent) as follows:

I.

Introduction

1. The Commissioner has jurisdiction over the licensing and regulation of persons engaged in the business of debt collection in California under the Debt Collection Licensing Act (DCLA) (Cal. Fin. Code §§ 100000-100025) and the rules and regulations promulgated thereunder.
2. Respondent is a California limited liability company.
3. Respondent is a debt collector licensed by the Commissioner under the DCLA with license number(s) 11415-99. Respondent’s principal place of business is 31283 VIA COLINAS UNIT D, WESTLAKE VILLAGE, CA 91362.

1 II.

2 **Factual Background**

3 4. California Financial Code section 100021(a) requires all DCLA licensees to file an
4 annual report with the Commissioner, on or before March 15, that contains all relevant information
5 that the Commissioner reasonably requires concerning the business and operations conducted by the
6 licensee in the state during the preceding calendar year, including information regarding collection
7 activity (Annual Report).

8 5. Pursuant to California Financial Code section 100015(a), the Commissioner is
9 authorized to establish relationships or contracts with the Nationwide Multistate Licensing System
10 & Registry (NMLS)¹⁷⁷ to collect and maintain records and process transaction fees or other fees
11 related to licensees or other persons subject to this division. Pursuant to California Code of
12 Regulations, title 10, section 1850.16, the licensee shall establish an email for communications
13 from the Commissioner (Designated Email Address). The email account shall be established and
14 monitored in accordance with the requirements in California Financial Code section 331.5. By
15 registering the Designated Email Address, the applicant consents to receive information from the
16 Commissioner at that email address, including, but not limited to, assessment notices.

17 6. On September 16, 2024, the Commissioner instructed all DCLA licensees via their
18 Designated Email Address to verify that their current Designated Email Address meets the
19 requirements and to update as needed.

20 7. On October 17, 2024, the Commissioner notified all DCLA licensees who had not
21 yet provided a Designated Email Address via the email listed under Primary Company Contact on
22 NMLS that they must provide a Designated Email Address immediately.

23 8. On December 6, 2024, the Commissioner provided all DCLA licensees via the
24 Designated Email Address with a sample of the Annual Report stating that detailed filing
25 instructions and access to the Annual Report will be provided on January 2, 2025. The email

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27 ¹⁷⁷ NMLS stands for Nationwide Multistate Licensing System & Registry and is the system of record for non-depository,
28 financial services licensing or registration in participating agencies, including the District of Columbia and U.S.
Territories of Puerto Rico, the U.S. Virgin Islands, and Guam. In these jurisdictions, NMLS is the official system for
companies and individuals seeking to apply for, amend, renew and surrender licenses authorities managed through
NMLS.

1 reminded DCLA licensees that if they were licensed as of December 31, 2024, they must file the
2 Annual Report via the DFPI Self-Service Portal by March 15, 2025.

3 9. Also on December 6, 2024, the Commissioner again notified all DCLA licensees
4 who had not yet provided a Designated Email Address via the email listed under Primary Company
5 Contact on NMLS that they must provide a Designated Email Address immediately. The
6 Commissioner also provided these licensees with a sample of the Annual Report stating that
7 detailed filing instructions and access to the Annual Report will be provided on January 2, 2025, but
8 they will not receive detailed filing instructions and access to the annual report without a
9 Designated Email Address. The email reminded the DCLA licensees that if they were licensed as
10 of December 31, 2024, they must file the Annual Report via the DFPI Self-Service Portal by March
11 15, 2025.

12 10. On January 3, 2025, the Commissioner notified all DCLA licensees via the
13 Designated Email Address that the Annual Report was accessible via the DFPI Self-Service Portal
14 and provided instructions for filing the Annual Report.

15 11. On February 14, 2025, the Commissioner again reminded all DCLA licensees via the
16 Designated Email Address that all DCLA licensees must file the Annual Report by the deadline of
17 March 15, 2025.

18 12. On March 3, 2025, the Commissioner gave a final reminder to all DCLA licensees
19 via the Designated Email Address that all DCLA licensees who were licensed as of December 31,
20 2024, must file the Annual Report by the deadline of March 15, 2025, stating that failure to file the
21 Annual Report may subject the DCLA licensee to suspension, revocation, penalties, or other
22 enforcement action.

23 13. As of March 16, 2025, Respondent, who was licensed as of February 28, 2024, had
24 not filed its Annual Report with the Commissioner, in violation of California Financial Code
25 section 100021(a). As a result, on March 18, 2025 the Commissioner issued a Notice of Failure to
26 File Annual Report by March 15, 2025 (Failure Notice) to Respondent via certified mail and
27 Designated Email Address or the email listed under Company Contact on NMLS notifying
28 Respondent that the Department will issue a Desist and Refrain Order and Order Assessing

1 Penalties under California Financial Code section 90015(c) and (d)(1) and will also move to revoke
2 Respondent’s DCLA license under California Financial Code sections 100003(b)(3) and
3 100003.3(b)(1) if the Annual Report is not filed before March 28, 2025.

4 14. As of March 28, 2025, or 10 calendar days after the Failure Notice, Respondent had
5 still not filed its Annual Report with the Commissioner, in continuing violation of California
6 Financial Code section 100021(a).

7 **III.**

8 **Applicable Laws**

9 15. California Financial Code section 100003 provides, in pertinent part:

10 (b) Without limitation, the functions, powers, and duties of the
11 commissioner include all of the following:

12 (3) To revoke or suspend any license for a violation of this division or a
13 violation of Title 1.6C (commencing with Section 1788) or Title 1.6C.5
(commencing with Section 1788.50) of Part 4 of Division 3 of the Civil
Code

14 16. California Financial Code section 100003.3 provides, in pertinent part:

15 (b) The commissioner may suspend or revoke a license if, after notice and
16 an opportunity for hearing, the commissioner finds any of the following:

17 (1) The licensee violated this division or a regulation adopted or an order
issued under this division

18 17. California Financial Code section 100021 provides:

19 (a) A licensee shall file an annual report with the commissioner, on or
20 before March 15, that contains all relevant information that the
21 commissioner reasonably requires concerning the business and operations
22 conducted by the licensee in the state during the preceding calendar year,
including information regarding collection activity. The report shall, at
23 minimum, require disclosure of all of the following information:

24 (1) The total number of California debtor accounts purchased or collected
on in the preceding year.

25 (2) The total dollar amount of California debtor accounts purchased in the
preceding year.

26 (3) The face value dollar amount of California debtor accounts in the
licensee’s portfolio in the preceding year.

27 (4) The total dollar amount of California debtor accounts collected in the
preceding year, and the total dollar amount of outstanding debt that
28 remains uncollected.

(5) The total dollar amount of net proceeds generated by California debtor

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accounts in the preceding year.
(6) Whether or not the licensee is acting as a debt collector, debt buyer, or both.
(7) The case number of any action in which the licensee was held liable by final judgment under Title 1.6C (commencing with Section 1788) or Title 1.6C.5 (commencing with Section 1788.50) of Part 4 of Division 3 of the Civil Code.
(b) The individual annual reports filed pursuant to this section shall be made available to the public for inspection.
(c) The report shall be made under oath and in the form prescribed by the commissioner.
(d) A licensee shall make other special reports that may be required by the commissioner.

IV.

Conclusion

The Commissioner finds that, by reason of the foregoing, Respondent has violated California Financial Code section 100021(a). Based thereon, grounds exist pursuant to California Financial Code sections 100003(b)(3) and 100003.3(b)(1) to revoke Respondent’s DCLA license.

WHEREFORE, IT IS PRAYED that RENT DEBT COLLECTORS LLC’s DCLA license 11415-99 be revoked.

Dated: April 10, 2025
Sacramento, California

KHALIL MOHSENI
Commissioner of Financial Protection and Innovation

By _____
Electronic signature by Melinda Lee
Deputy Commissioner
Debt Collection Licensing Act